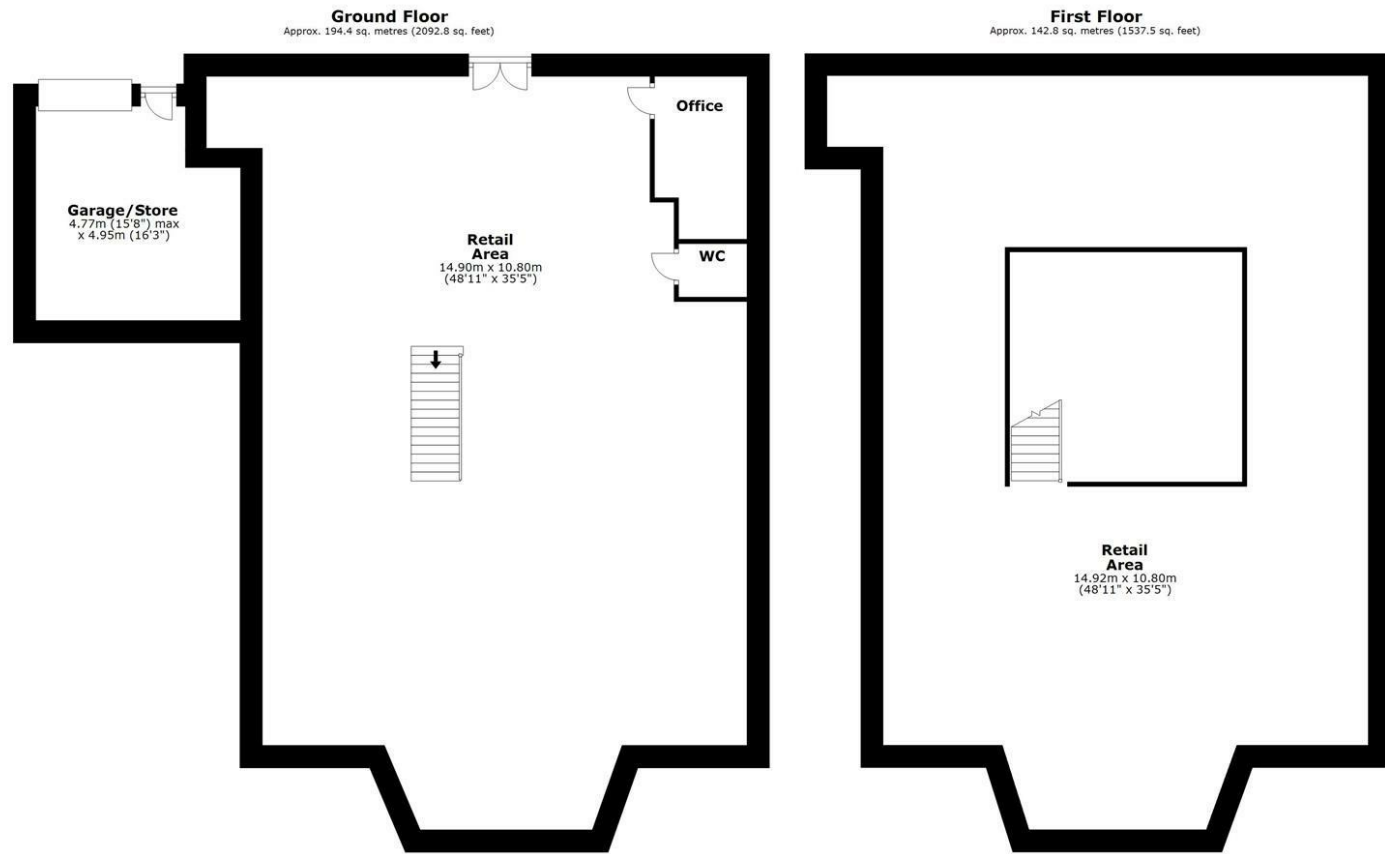


CHAPEL STREET, PROBUS, TRURO



Total area: approx. 337.3 sq. metres (3630.3 sq. feet)

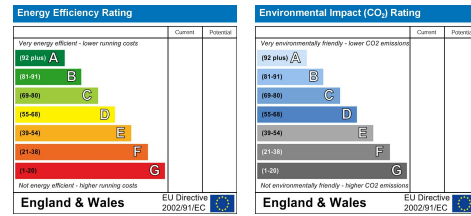
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

**Junk and Disorderly, Probus**

**KEY FEATURES**

- Developments Opportunity
- Attached Garage/Workshop
- Kitchen and W.C
- Central Village Location
- First Time To The Market in 40 Years
- Building Extending To 3,000 sq ft
- Two Storeys
- Electric and Drainage Connected
- Potential For A Variety Of Uses
- Viewing Essential

**ENERGY PERFORMANCE RATING**



**CONTACT US**

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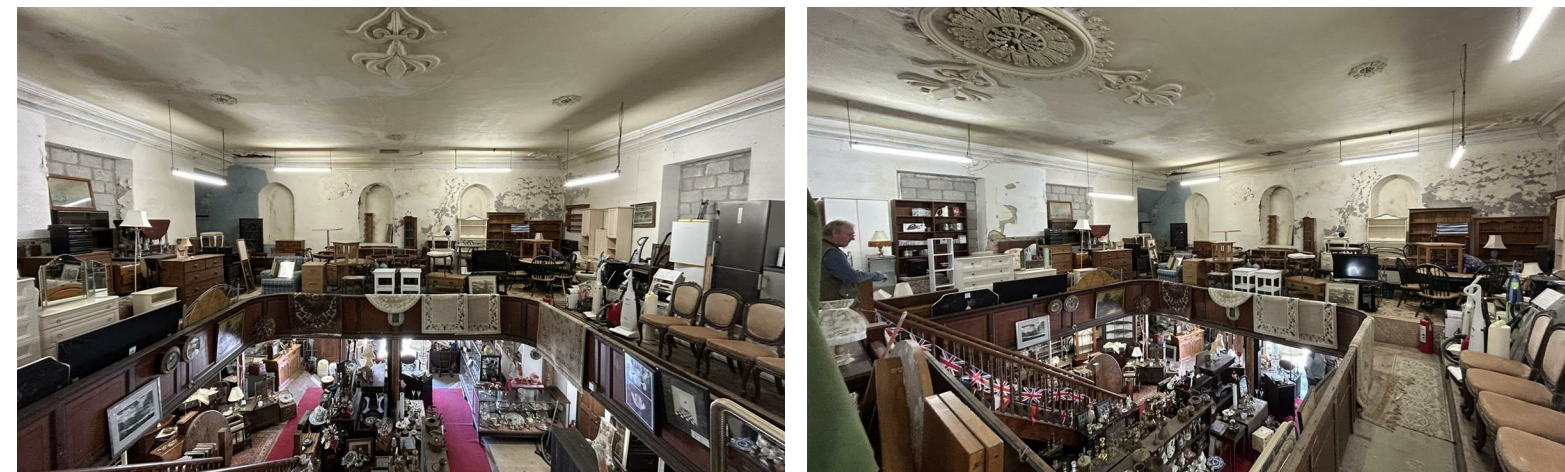
stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**JUNK & DISORDERLY, CHAPEL STREET, PROBUS, TRURO, TR2 4LD**  
TRADITIONAL FORMER METHODIST CHAPEL AND GARAGE WITH TREMENDOUS DEVELOPMENT POTENTIAL

First time to the market in over 40 years.

A huge building in the heart of Probus extending to approximately 3,630 square feet. Currently run as a second hand furniture business and offering huge scope for development. Retaining many wonderful period features. Two floors with high ceilings, small kitchen and W.C.

Attached garage/workshop with interconnecting door.

Sold with no onward chain and vacant possession.

Purchasers will need to make their own enquiries in regard to planning permission. Freehold.

OFFERS OVER £300,000

## GENERAL COMMENTS

Junk and Disorderly has been part of Probus for over forty years when the vendor purchased the building from a local lady. It ceased being a Methodist chapel some years before this, possibly in the 1970s. The business was open six days a week until Covid and was a landmark within the village with people driving long distances to see what treasure they could find within this huge building. The vendor is retiring and therefore the chapel is for sale for the first time since the 1980's. It is a handsome traditional stone building that was probably built in the late 1800's and located in the heart of the village and within walking distance of the shops and village centre. The neighbouring Sunday School was converted into houses in the 1990's. The chapel is currently only open on Thursdays and it is possible to purchase the building and contents and continue with the current business. A feature is the magnificent ceiling rose and deep cornices. There are two floors, lots of windows a small kitchen area and w.c. Surprisingly the building is not listed.

The Chapel offers a rare opportunity to purchase a large building situated in the heart of the village with enormous potential for development. Whilst there is no planning permission currently granted for conversion into residential use, it is our experience that this would be very likely and although there is limited outside space this is the norm for chapels.

## LOCATION

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip

shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

48'10" x 35'5" (14.90m x 10.80m)

Large double wooden doors. Granite steps lead into the building. A very large room with five circular topped windows to front (blocked off). Deep recess with moulded surround. Wide stairs lead to the first floor.

### FIRST FLOOR

48'11" x 35'5" (14.92m x 10.80m)

Magnificent central ceiling rose, deep cornicing. Nine windows (blocked off). Galleried overlooking the ground floor.

### ATTACHED GARAGE

16'2" x 15'7" (4.95m x 4.77m)

Electric roller door. Pedestrian door into chapel. High ceiling. Light and power.

### PLANNING

There is no planning permission and prospective purchasers will need to satisfy themselves regarding the potential for appropriate development, and make any necessary investigations with the relevant authority.

### SERVICES

Mains water, drainage and electricity.



### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

### DIRECTIONS

Proceed into Probus from the Truro direction and immediately after passing the fish and chip shop on the left, turn left into Chapel Street (heading towards Ladock). Junk and Disorderly is easily identified on the right hand side.

